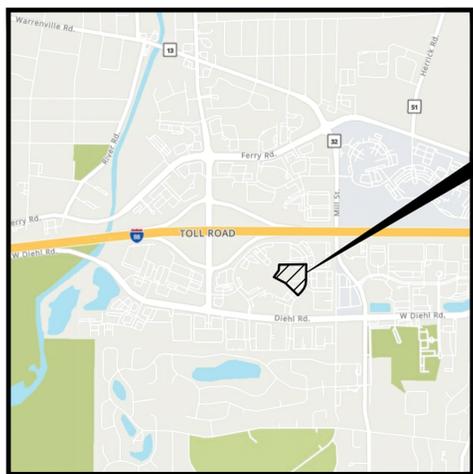


PRELIMINARY / FINAL PLANNED UNIT DEVELOPMENT

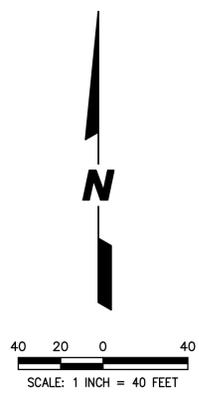
FOR

ORION STEM SCHOOL AT
4520 WEAVER PARKWAY



SITE
LOCATION

LOCATION MAP



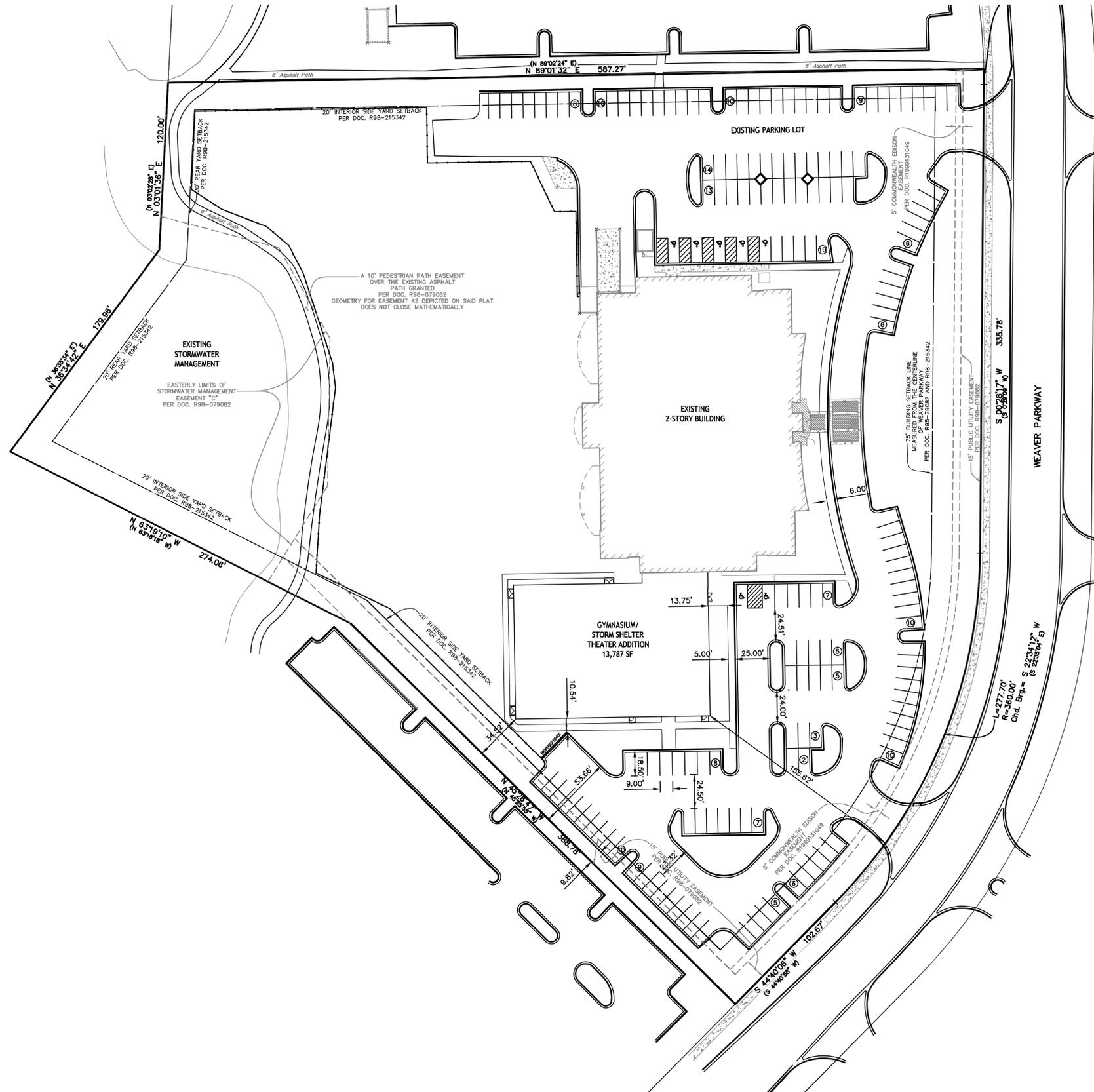
PARCEL INDEX NUMBER
07-01-304-014

PARCEL DESCRIPTION

LOT 1 IN CANTERA H3 AND H4 RESUBDIVISION OF LOTS 3 AND 4 IN CANTERA SUBAREA H BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 1 AND PART OF THE SOUTHEAST QUARTER OF SECTION 2, BOTH IN TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1998 AS DOCUMENT R98-215342, IN DUPAGE COUNTY, ILLINOIS.

SITE DATA

A1. TOTAL AREA	7.01 AC. ±
B1. BUILDING SQUARE FOOTAGE	
EXISTING BUILDING	
BASEMENT	14,583 S.F.
1ST FLOOR	29,511 S.F.
2ND FLOOR	28,145 S.F.
ADDITION	13,787 S.F.
TOTAL	86,026 S.F.
C1. F.A.R.	0.282
D1. COMMON OPEN SPACE	4.13 AC. ± OR 58.92%
E1. SETBACKS	
WEAVER PARKWAY (FRONT YARD)	75' FROM CENTERLINE
INTERIOR SIDE YARD	20 FT.
REAR YARD	20 FT.
F1. PAVING REQUIRED	
1 SPACE PER 50 EMPLOYEES	50
0.1 SPACES PER 180 JUNIOR HIGH STUDENTS	18
0.2 SPACES PER 290 HIGH SCHOOL STUDENTS	58
TOTAL	126
G1. PARKING PROVIDED	173
H1. ADA PARKING REQUIRED	6
I1. ADA PARKING PROVIDED	7



NOTES

- ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
- DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
- ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
- ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
- ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
- ALL EASEMENTS ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES (UNLESS OTHERWISE NOTED).
- STORMWATER MANAGEMENT EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
- STORMWATER STORAGE VOLUMES TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF WARRENVILLE AND DUPAGE COUNTY REQUIREMENTS.
- EASEMENTS TO BE PROVIDED PER CITY AND UTILITY COMPANY REQUIREMENTS.
- FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS AND SIDEWALKS REFER TO THE FINAL ENGINEERING DRAWINGS FOR THIS DEVELOPMENT.
- ALL REQUIRED CERTIFICATES, STATEMENTS AND CITY CLERK RECORDING NOTE WILL BE PROVIDED ON FINAL PLAT.
- ALL R.O.W. DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
- THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22-37-9 BEING S 89°02'12" W (ASSUMED).
- BLANKET P.U. & D.E. OVER OUTLOTS H, I, J, K, M, N, O, P & Q AND SIGNAGE EASEMENTS WILL BE PROVIDED ON THE FINAL PLAT.
- ALL REQUIRED MONUMENTATION WILL BE PROVIDED ON THE FINAL SUBDIVISION PLAT.
- FOR THE TOWNHOMES, DECKS AND PATIOS WILL NOT EXTEND PAST THE LOT LINE.
- EXISTING PARCELS ARE NOT SHOWN FOR CLARITY. PARCELS WILL BE SHOWN AT TIME OF FINAL PLATTING.
- 2 STONE OR REINFORCED CONCRETE MONUMENTS WILL BE REQUIRED AT OPPOSING EXTREMITIES OF THE PLATTED PROPERTY, AS WELL AS IRON OR STONE MONUMENTS AT ALL LOT CORNERS.

PREPARED FOR:
W ESTATE, LLC
3644 WHITE EAGLE DRIVE
NAPERVILLE, ILLINOIS 60564

PREPARED BY:
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DISC NO.: 904503 FILE NAME: PUD
DRAWN BY: PRP FLD. BK. / PG. NO.: ---
COMPLETION DATE: 2-14-25 JOB NO.: 904.503
XREF: PROJECT MANAGER: RWB

